



**CITY OF SAN DIEGO**  
**DEVELOPMENT SERVICES DEPARTMENT**  
Date of Notice: **April 1, 2003**  
**NOTICE OF COMBINED FINDING OF NO SIGNIFICANT IMPACT/  
MITIGATED NEGATIVE DECLARATION AND  
NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS**  
LDR No. 42-0892  
Project No. 5682

City of San Diego, Development Services Department  
LAND DEVELOPMENT REVIEW DIVISION  
1222 First Avenue, Fifth Floor  
San Diego, CA 92101  
(619) 446-5460

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the City of San Diego.

**REQUEST FOR RELEASE OF FUNDS**

On or about **May 1, 2003**, the City of San Diego will request from the U.S. Department of Housing and Urban Development (HUD) to release Federal funds under the HOME program for project number 5682, Renaissance at North Park.

**SUBJECT:**            **Renaissance at North Park** - SITE DEVELOPMENT PERMIT (SDP), CONDITIONAL USE PERMIT (CUP), ALLEY DEDICATION/VACATION, SEWER EASEMENT ABANDONMENT, TENTATIVE MAP, AND REQUEST FOR THE RELEASE OF HOME FUNDS in an amount not to exceed \$2,422,606 to construct a mixed-use redevelopment project consisting of residential, commercial, community center, and parking. The project includes demolition of existing vacant commercial structures, three single-family homes, and small retail stores. The new construction would consist of 14 three-story affordable townhomes, 24 market-rate lane homes, 96 affordable senior apartments in a four-story building, 12,800 square feet of residential, commercial and community uses including a 4,000 square foot community center, 235 parking spaces which includes surface parking and a one-level subterranean garage. The project scope includes demolition and reconstruction of the locally-designated, architecturally significant southern (primary) historical façade of the Gustafson (Heilig-Meyers) Building. Documentation and reconstruction would proceed in accordance with Secretary of the Interior Standards. The site is located on a 2.5 acre site at El Cajon Boulevard and 30<sup>th</sup> Street in the CN-1 and MR-800B zones, Mid-City Communities Planned District, North Park Redevelopment Project, Greater North Park Community Planning Area, Council District 3. Applicant: Carter Reese & Associates.

COMMUNITY PLAN AREA: North Park

COUNCIL DISTRICT: 3

## **FINDING OF NO SIGNIFICANT IMPACT (FONSI)**

The City of San Diego has determined that the project will have no significant effect on the human environment. Therefore, an Environmental Impact Statement (EIS) under the National Environmental Policy Act of 1969 (NEPA) and/or an Environmental Impact Report (EIR) under the California Environmental Quality Act as amended October 1998 (CEQA) is not required, and a combined document was prepared as an Environmental Assessment (EA)/ Finding of No Significant Impact (FONSI), pursuant to NEPA, and an Initial Study/Mitigated Negative Declaration (MND), pursuant to CEQA. Additional project information is contained in the Environmental Review Record (ERR) on file at Land Development Review Division, Fifth Floor, 1222 First Avenue, San Diego, CA 92101 and may be examined or copied weekdays from 8:00 A.M. to 5:00 P.M.

To request this Finding of No Significant Impact/Mitigated Negative Declaration, Environmental Assessment/Initial Study and/or supporting documents in alternative format, call the Development Services Department at (619) 446-5460 immediately to ensure availability. This information is available in alternative formats for persons with disabilities. To request this notice in alternative format, call (619) 446-5000 or (800) 735-2929 (text telephone). For environmental review information, contact Cory Wilkinson at (619) 446-5182. For information regarding public meetings/hearings on this project, contact Jeannette Temple at (619) 557-7908.

## **PUBLIC COMMENTS**

Any individual, group, or agency disagreeing with this determination or wishing to comment on the project may submit written comments to Cory Wilkinson, Land Development Review Division, 1222 First Avenue, Fifth Floor, MS 501, San Diego, CA 92101 by **Wednesday, April 30, 2003**. Comments should specify which notice they are addressing: (1) the public notice for availability of the environmental document, or (2) the notice for the release of funds.

## **RELEASE OF FUNDS**

The City of San Diego certifies to HUD that Bruce Herring, in his capacity as Certifying Officer, consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities, and allows the City of San Diego to use Program funds.

## **OBJECTIONS TO RELEASE OF FUNDS**

HUD will accept objections to its release of funds and the City of San Diego's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of the City of San Diego; (b) the City of San Diego has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR Part 58; (c) the grant recipient has committed funds or incurred costs not authorized by 24 CFR Part 58 before approval of release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58) and shall be addressed to Environmental Clearance Officer, U.S. Department of Housing and Urban Development, 611 West 6<sup>th</sup> Street Suite 1000, Los Angeles, CA 90017. Potential objectors should contact HUD to verify the actual last day of the objection period.

Bruce Herring, Deputy City Manager  
City of San Diego

202 C Street, Ninth Floor  
San Diego, CA 92101